

Pinellas Market Lens

Market insight brief - 160 filtered parcels - June 13, 2026

Filters

City	Pinellas Park
Property type	Condo Com Apartments

Exact KPIs

Parcels analyzed	160
Median market value	\$140,569
Mean market value	\$140,569
Median price per sqft	\$134
Total market value	\$22,491,040
Median tax rate	1.94%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 160 parcels with a median market value of \$140,569.
- The middle 50% of recorded market values spans \$140,569 to \$140,569.
- Pinellas Park is the largest city segment in this slice with 160 parcels.
- Condo Com Apartments is the most common property type represented in the filtered data.
- These are exploratory public-record signals, not predictions or investment advice.

Top City Segments

City	Parcels	Median Value
Pinellas Park	160	\$140,569

Top Property Type Segments

Type	Parcels	Median Value
Condo Com Apartments	160	\$140,569

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	11300 66TH ST # 313, Pinellas Park	0.00%
Assessed Gap	11300 66TH ST # 712, Pinellas Park	0.00%
Assessed Gap	11300 66TH ST # 614, Pinellas Park	0.00%

Signal	Parcel	Metric
Assessed Gap	11300 66TH ST # 211, Pinellas Park	0.00%
Assessed Gap	11300 66TH ST # 816, Pinellas Park	0.00%
Tax Rate	11300 66TH ST # 313, Pinellas Park	1.94%
Tax Rate	11300 66TH ST # 712, Pinellas Park	1.94%
Tax Rate	11300 66TH ST # 614, Pinellas Park	1.94%
Tax Rate	11300 66TH ST # 211, Pinellas Park	1.94%
Tax Rate	11300 66TH ST # 816, Pinellas Park	1.94%

Methodology

- Source: Pinellas County Property Appraiser parcel records loaded into the app database.
- Headline KPIs use exact database aggregates and ordered medians against the filtered queryset.
- EDA charts and segment tables use pandas/numpy transformations over the analysis frame.
- Outliers use IQR or top-metric rankings and link back to parcel drilldowns for auditability.
- No predictive model is used in this version because the public dataset lacks MLS sale prices and reliable beds/baths coverage.